

# Simcoe County Monthly Residential Report

## June 2024



## Simcoe County

### Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	627	788	-20.43%
<b>Average Price</b>	\$861,188	\$886,107	-2.81%
<b>New Listings</b>	2,029	2284	-11.16%
<b>Active Listings</b>	3,463	2316	+49.53%
<b>Months of Inventory</b>	5.52	2.94	+87.92%

### Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	627	713	-12.06%
<b>Average Price</b>	\$861,188	\$842,573	+2.21%
<b>New Listings</b>	2,029	2283	-11.13%
<b>Active Listings</b>	3,463	3298	+5.00%
<b>Months of Inventory</b>	5.52	4.63	+19.41%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>627</b>	<b>\$539,964,565</b>	<b>\$861,188</b>	<b>\$777,000</b>	<b>2,029</b>	<b>3,463</b>	<b>98%</b>	<b>28</b>
<b>Detached</b>	461	\$431,863,715	\$936,798	\$835,000	1,582	2,663	97%	28
<b>Semi-Detached</b>	23	\$17,093,800	\$743,209	\$725,000	53	60	101%	22
<b>Condo Townhouse</b>	17	\$10,098,000	\$594,000	\$540,000	65	175	101%	42
<b>Condo Apartment</b>	44	\$25,466,062	\$578,774	\$501,500	152	325	98%	42
<b>Link</b>	4	\$2,955,388	\$738,847	\$731,444	15	17	98%	29
<b>Att/Row/Townhouse</b>	75	\$49,808,600	\$664,115	\$651,900	147	205	99%	21
<b>Detached Condo</b>	3	\$2,679,000	\$893,000	\$829,000	15	16	98%	17

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# Barrie

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	202	260	-22.31%
<b>Average Price</b>	\$784,145	\$786,122	-0.25%
<b>New Listings</b>	577	721	-19.97%
<b>Active Listings</b>	761	489	+55.62%
<b>Months of Inventory</b>	3.77	1.88	+100.31%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	202	241	-16.18%
<b>Average Price</b>	\$784,145	\$781,377	+0.35%
<b>New Listings</b>	577	624	-7.53%
<b>Active Listings</b>	761	728	+4.53%
<b>Months of Inventory</b>	3.77	3.02	+24.72%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>202</b>	<b>\$158,397,298</b>	<b>\$784,145</b>	<b>\$750,000</b>	<b>577</b>	<b>761</b>	<b>98%</b>	<b>23</b>
<b>Detached</b>	125	\$109,113,648	\$872,909	\$830,000	379	475	98%	21
<b>Semi-Detached</b>	10	\$6,553,300	\$655,330	\$612,900	28	24	99%	17
<b>Condo Townhouse</b>	6	\$3,198,000	\$533,000	\$525,000	25	42	104%	24
<b>Condo Apartment</b>	24	\$15,149,562	\$631,232	\$534,500	89	147	98%	36
<b>Link</b>	3	\$2,130,388	\$710,129	\$720,000	3	5	98%	24
<b>Att/Row/Townhouse</b>	34	\$22,252,400	\$654,482	\$639,000	53	68	100%	18
<b>Detached Condo</b>	0				0	0		

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# Bradford West Gwillimbury

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	41	35	+17.14%
<b>Average Price</b>	\$1,066,146	\$1,113,909	-4.29%
<b>New Listings</b>	89	119	-25.21%
<b>Active Listings</b>	151	121	+24.79%
<b>Months of Inventory</b>	3.68	3.46	+6.53%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	41	37	+10.81%
<b>Average Price</b>	\$1,066,146	\$1,132,581	-5.87%
<b>New Listings</b>	89	135	-34.07%
<b>Active Listings</b>	151	163	-7.36%
<b>Months of Inventory</b>	3.68	4.41	-16.40%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	41	\$43,712,000	\$1,066,146	\$1,030,000	89	151	99%	23
<b>Detached</b>	28	\$33,012,500	\$1,179,018	\$1,150,000	70	121	98%	23
<b>Semi-Detached</b>	5	\$4,295,500	\$859,100	\$832,000	5	9	103%	21
<b>Condo Townhouse</b>	2	\$1,305,000	\$652,500	\$652,500	0	2	109%	8
<b>Condo Apartment</b>	1	\$445,000	\$445,000	\$445,000	2	5	99%	41
<b>Link</b>	0				3	4		
<b>Att/Row/Townhouse</b>	5	\$4,654,000	\$930,800	\$930,000	9	10	101%	30
<b>Detached Condo</b>	0				0	0		

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# Clearview

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	13	12	+8.33%
<b>Average Price</b>	\$818,492	\$928,250	-11.82%
<b>New Listings</b>	41	61	-32.79%
<b>Active Listings</b>	84	80	+5.00%
<b>Months of Inventory</b>	6.46	6.67	-3.08%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	13	13	0.00%
<b>Average Price</b>	\$818,492	\$1,057,846	-22.63%
<b>New Listings</b>	41	52	-21.15%
<b>Active Listings</b>	84	89	-5.62%
<b>Months of Inventory</b>	6.46	6.85	-5.62%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	13	\$10,640,400	\$818,492	\$685,000	41	84	94%	41
<b>Detached</b>	12	\$9,915,400	\$826,283	\$660,000	38	75	94%	39
<b>Semi-Detached</b>	1	\$725,000	\$725,000	\$725,000	0	3	99%	65
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				1	4		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0				2	2		
<b>Detached Condo</b>	0				0	0		

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# Essa

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	27	28	-3.57%
<b>Average Price</b>	\$808,715	\$823,111	-1.75%
<b>New Listings</b>	85	67	+26.87%
<b>Active Listings</b>	111	45	+146.67%
<b>Months of Inventory</b>	4.11	1.61	+155.80%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	27	28	-3.57%
<b>Average Price</b>	\$808,715	\$887,179	-8.84%
<b>New Listings</b>	85	79	+7.59%
<b>Active Listings</b>	111	93	+19.35%
<b>Months of Inventory</b>	4.11	3.32	+23.78%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	27	\$21,835,300	\$808,715	\$757,000	85	111	98%	38
<b>Detached</b>	19	\$16,220,300	\$853,700	\$784,000	67	96	98%	46
<b>Semi-Detached</b>	1	\$720,000	\$720,000	\$720,000	2	0	100%	16
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	1	\$825,000	\$825,000	\$825,000	5	5	97%	42
<b>Att/Row/Townhouse</b>	6	\$4,070,000	\$678,333	\$685,000	11	10	99%	17
<b>Detached Condo</b>	0				0	0		

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# Innisfil

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	69	86	-19.77%
<b>Average Price</b>	\$948,977	\$945,577	+0.36%
<b>New Listings</b>	243	292	-16.78%
<b>Active Listings</b>	404	300	+34.67%
<b>Months of Inventory</b>	5.86	3.49	+67.85%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	69	65	+6.15%
<b>Average Price</b>	\$948,977	\$891,093	+6.50%
<b>New Listings</b>	243	269	-9.67%
<b>Active Listings</b>	404	377	+7.16%
<b>Months of Inventory</b>	5.86	5.80	+0.95%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>69</b>	<b>\$65,479,398</b>	<b>\$948,977</b>	<b>\$860,000</b>	<b>243</b>	<b>404</b>	<b>99%</b>	<b>29</b>
<b>Detached</b>	62	\$61,144,398	\$986,200	\$870,000	203	315	99%	29
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				0	5		
<b>Condo Apartment</b>	5	\$2,970,000	\$594,000	\$530,000	22	52	96%	28
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	2	\$1,365,000	\$682,500	\$682,500	18	32	99%	6
<b>Detached Condo</b>	0				0	0		

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# Orillia

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	29	46	-36.96%
<b>Average Price</b>	\$645,876	\$705,584	-8.46%
<b>New Listings</b>	95	118	-19.49%
<b>Active Listings</b>	150	107	+40.19%
<b>Months of Inventory</b>	5.17	2.33	+122.37%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	29	37	-21.62%
<b>Average Price</b>	\$645,876	\$655,162	-1.42%
<b>New Listings</b>	95	88	+7.95%
<b>Active Listings</b>	150	142	+5.63%
<b>Months of Inventory</b>	5.17	3.84	+34.77%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>29</b>	<b>\$18,730,411</b>	<b>\$645,876</b>	<b>\$625,000</b>	<b>95</b>	<b>150</b>	<b>98%</b>	<b>30</b>
<b>Detached</b>	21	\$14,276,611	\$679,839	\$697,000	69	108	99%	23
<b>Semi-Detached</b>	0				2	2		
<b>Condo Townhouse</b>	3	\$1,769,000	\$589,667	\$640,000	5	6	98%	77
<b>Condo Apartment</b>	2	\$875,000	\$437,500	\$437,500	9	20	97%	35
<b>Link</b>	0				1	0		
<b>Att/Row/Townhouse</b>	3	\$1,809,800	\$603,267	\$624,900	7	13	99%	26
<b>Detached Condo</b>	0				2	1		

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# Oro-Medonte

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	23	32	-28.13%
<b>Average Price</b>	\$1,082,996	\$1,311,709	-17.44%
<b>New Listings</b>	85	81	+4.94%
<b>Active Listings</b>	170	100	+70.00%
<b>Months of Inventory</b>	7.39	3.13	+136.52%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	23	23	0.00%
<b>Average Price</b>	\$1,082,996	\$1,078,708	0.40%
<b>New Listings</b>	85	96	-11.46%
<b>Active Listings</b>	170	158	+7.59%
<b>Months of Inventory</b>	7.39	6.87	+7.59%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	23	\$24,908,900	\$1,082,996	\$829,900	85	170	96%	30
<b>Detached</b>	22	\$24,417,900	\$1,109,905	\$859,950	77	142	96%	29
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				2	14		
<b>Condo Apartment</b>	1	\$491,000	\$491,000	\$491,000	4	12	104%	47
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0				2	2		
<b>Detached Condo</b>	0				0	0		

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# Springwater

## Year-Over-Year Summary

June 2024 vs. June 2023

	June 2024	June 2023	% Change
<b>Sales</b>	20	26	-23.08%
<b>Average Price</b>	\$1,279,165	\$1,178,973	+8.50%
<b>New Listings</b>	92	94	-2.13%
<b>Active Listings</b>	144	99	+45.45%
<b>Months of Inventory</b>	7.20	3.81	+89.09%

## Month-Over-Month Summary

June 2024 vs. May 2024

	June 2024	May 2024	% Change
<b>Sales</b>	20	23	-13.04%
<b>Average Price</b>	\$1,279,165	\$1,041,218	+22.85%
<b>New Listings</b>	92	81	+13.58%
<b>Active Listings</b>	144	139	+3.60%
<b>Months of Inventory</b>	7.20	6.04	+19.14%

## June 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	20	\$25,583,300	\$1,279,165	\$1,234,000	92	144	97%	24
<b>Detached</b>	20	\$25,583,300	\$1,279,165	\$1,234,000	89	141	97%	24
<b>Semi-Detached</b>	0				3	2		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	1		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0				0	0		
<b>Detached Condo</b>	0				0	0		

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### **Disclaimer**

*The prices reflected in this media release are based on homes sold via the live Toronto MLS® System only. The Barrie & District Association of REALTORS® cautions that over a period of time the use of average price information can be useful in establishing trends, but it does not indicate actual prices in widely divergent areas or account for price differentials between geographical areas. The prices reflected in this media release are based on homes sold via the live TRREB MLS® system only.*

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